



ZONING ADMINISTRATOR

General Order of Business

1. Preliminary (Call to Order – 2:00 p.m.)
2. Public Hearing Items
3. Adjournment

Addressing the Zoning Administrator

Any member of the public may speak on any item under review by the Zoning Administrator after “being recognized” by the Zoning Administrator. After the Zoning Administrator recognizes you, state your name and address. Generally, after the item is introduced, the order of presentation begins with staff introduction and presentation. The project applicant or their authorized representative may then comment. Next, interested members of the public may speak. Additional comments by the applicant or staff, as appropriate, may follow. At the close of testimony, the matter will return to the Zoning Administrator for discussion and action.

General Information

The Zoning Administrator usually holds hearings on the first and third Mondays of each month. Assistance will be provided to those requiring accommodations for disabilities in compliance with the Americans with Disabilities Act. Interested persons must request the accommodation at least 2 working days in advance of the meeting by contacting the Planning Division (510) 494-4440.

Plans and other supporting documents are available at the Development Services Center at 39550 Liberty Street (between Stevenson Boulevard and Walnut Avenue). They are also posted on the City of Fremont’s website (<http://www.fremont.gov/zoningadministrator>) by 5:00 p.m. the Monday before a scheduled meeting. Plans and other supporting documents may be viewed any day until noon the day of the meeting. Copies will be provided at cost when feasible. The Development Services Center is open 8:00 a.m. to 4:00 p.m., Mondays through Thursdays; and 8:00 a.m. to 12:00 p.m., Fridays.

We appreciate your interest in the conduct of your City’s business. Information about the City or the items discussed in this report may be referred to:

Zoning Administrator
City of Fremont
Planning Division
39550 Liberty Street, P.O. Box 5006
Fremont, CA 94537-5006
Telephone: 510-494-4440

City Staff

Jeff Schwob, Zoning Administrator
Leonard Powell, Zoning Administrator/Hearing Officer



AGENDA
ZONING ADMINISTRATOR PUBLIC HEARING MEETING 2:00 P.M.
CITY OF FREMONT, CALIFORNIA
39550 LIBERTY STREET
RANCHO HIGUERA CONFERENCE ROOM

June 6, 2011

1. PRELIMINARY

1.1 CALL TO ORDER

2. CONSENT CALENDAR – None

NOTICE: ITEMS ON THE PUBLIC HEARING CALENDAR MAY BE MOVED TO THE CONSENT CALENDAR IF NO ONE IS PRESENT TO SPEAK ON THE ITEMS. ALL APPLICANTS AND INTERESTED PERSONS ARE ADVISED TO BE PRESENT AT THE START OF THE MEETING.

3. PUBLIC HEARING ITEMS

Item 1. [AVERROES INSTITUTE – 43174 OSGOOD ROAD – \(PLN2011-00193\)](#) – to consider a Zoning Administrator Permit for a private college-preparatory high school (maximum 20 students) within an existing building in the Clifford Osgood Business Park in the Irvington Planning Area. This project is exempt from the California Environmental Quality (CEQA) Act per Guideline 15301, Minor Additions to Existing Structures.

Project Planner – Tanu Jagtap, (510) 494-4537, tjagtap@fremont.gov

Recommended Action: Approve based on findings and subject to conditions.

Item 2. [PEPER VARIANCE – 36811 NILES BOULEVARD – \(PLN2011-00208\)](#) – to consider a request for a Variance from the R-1-8 setback requirement to allow an addition to an existing single-family home to encroach 5.5 feet into the required 12.5-foot street side yard setback on the property located in the Niles Planning Area. This project is exempt from the California Environmental Quality (CEQA) Act per Guideline 15301, Minor Additions to Existing Structures.

Project Planner – Steve Kowalski, (510) 494-4532, skowalski@fremont.gov

Recommended Action: Approve, based on findings and subject to conditions.

Item 3. [FLEX COLLEGE PREP – 43430 MISSION BOULEVARD – \(PLN2011-00213\)](#) – to consider a Zoning Administrator Permit for an after-school tutoring and college

preparatory center (maximum 45 students) located in the Mission San Jose Planning Area. This project is exempt from the California Environmental Quality Act per Guideline 15301, Existing Facilities.

Project Planner – Terry Wong, (510) 494-4456, twong@fremont.gov

Recommended Action: Approved, based on findings and subject to conditions.

- Item 4.** [**NOVASOLAR HAZMAT ZAP – 48664 MILMONT DRIVE – \(PLN2011-00214\)**](#) – to consider a Zoning Administrator Permit for a medium user site for storage and use of hazardous materials in conjunction with a solar technology research, development, testing, and manufacturing facility within an existing 68,441 square foot general industrial building in the Industrial Planning Area. A Negative Declaration has been prepared and circulated for this project.

Project Planner – Joel Pullen, (510) 494-4936, jpullen@fremont.gov

Recommended Action: Approve based on findings and subject to conditions.

4. ADJOURNMENT